

## NORWALK BOARD OF ADJUSTMENT MEETING 7-30-12

The Board of Adjustment meeting was held Monday, July 30, 2012 at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Acting Chairperson Christin Grant called the meeting to order at 6:02 pm. Members present at roll call were: Chad Stevens, Steven Davidson and Christin Grant.

City Staff present were Mike Johnson, Interim Development Services Director/City Planner and Shelley Heisdorffer, Development Services Assistant.

**12-01** – Motion by Stevens and seconded by Davidson to approve the agenda. Approved 3-0.

**12-02** – Motion by Davidson and seconded by Stevens to approve the minutes from the May 24, 2011 meeting. Approved 3-0.

The guests were welcomed and with no one wishing to speak the business portion of the meeting was opened.

The first item on the agenda was Special Use Permit – Height and Footprint – 1113 West North Ave.

The City received an application from Ronald Gustafson, 1113 West North Avenue proposing an accessory structure (pole-building) on his property that is in excess of the 1,000 square feet maximum and 15 foot height requirement for accessory structures in an R-1, Single Family Residential Zoning District. The Norwalk Zoning code of Ordinances provides that these variations in bulk regulations be subject to Special Use Permit consideration by the Board of Adjustments.

Mr. Johnson explained that due to the large lot size (1.06 acres), the applicant satisfies all open space requirements in an R-1 zoning district. The required setbacks for side and back yard have been met and the structure maintains a 10 ft. separation from any other structure. The accessory structure does not have a larger footprint than the principal structure. The structure is approximately 8% of the rear yard and is under the 30% maximum. The maximum height allowed is 15' and this structure is proposed to be approximately 20' in height to allow for the overhead door. The plans meet the architectural requirements to be compatible with the neighborhood. Mr. Johnson reported that staff would recommend approval of the special use request with the following conditions:

1. All construction must be in accordance with building code and permitting requirements.
2. That the applicant construct the accessory structure in accordance with the proposed site plan.

Ron Gustafson, 1113 West North Ave. spoke requesting the Board to grant the Special Use Permit. Mr. Gustafson is going to use the building for camper and boat storage and thinks it will look better to store them inside this Morton building than to just see them sitting in the yard. Mr. Gustafson has letters from both neighbors on either side of him stating they have been contacted by him and have no objections to this accessory structure being built.

The meeting was closed and the Board held a discussion.

**12-03** – Motion by Stevens and seconded by Davidson to approve Special Use Permit – Height and Footprint – 1113 West North Avenue, height approved up to 20 feet, square footage

approved as presented, exterior of building to architecturally comply with surrounding neighborhood and in accordance with site plan provided. Approved 3-0.

**12-04** – Motion by Stevens and seconded by Davidson to adjourn meeting at 6:10 p.m. Approved 3-0.

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Christin Grant, Acting Chairperson

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Mike Johnson, Interim Development Services  
Director/City Planner